



\$ 515,000.00

## 11 PROMINENCE PATH CALGARY

<https://paulbrinton.com>

Welcome to The Mansions at Prominence Point; an exclusive, gated complex in the coveted community of Patterson. Enjoy both luxury and low-maintenance living in this immaculate, 4-level split home offering over 2,300 sq ft of fully developed living space. The impressive entrance leads you through a large den/foyer which could...

- 2 beds
- 3 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 4 Level Split, Side by Side

**MLS ® #:** A1163023

**Type:** Semi Detached

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Bare Land

**Post Updated:** 2021-11-26 19:34:04

**Bathrooms:** 3

**Bedrooms Above Grade:** 2

**Date added:** 11/26/21

**Lot size:** 3691 sq ft

**Year built:** 1998

**Parking:** Double Garage Attached, Parking Pad

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** None

**Community Features:** Gated,Schools Nearby,Street Lights,Shopping Nearby

**Fencing:** None

**Cooling:** None

**Interior Features:** Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)

**Roof Type:** Concrete

**Total Parking:** 4

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Fireplace Features:** Gas

**Exterior Features:** Private Entrance

**District:** CAL Zone W

**Inclusions:** Nest thermostat

**Lot Features:** Backs on to Park/Green Space,Lawn,Landscaped

**Heating Type:** Fireplace(s),Forced Air



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Lower Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Construction Materials:** Brick,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Built-In

Oven,Dishwasher,Dryer,Garage  
Control(s),Garburator,Gas Cooktop,Oven-  
Built-In,Refrigerator,Washer,Window  
Coverings

**Subdivision Name:** Patterson

**Lot Size Acres:** 0.08

**Levels:** 4 Level Split

**Zoning:** M-C1 d35

**List Price Square Foot:** \$ 333.90

**Photo Count:** 33

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 12.40M 40`8"

**Living Area SF:** 1542.39

**Structure Type:** Duplex

**Restrictions:** Architectural Guidelines,Board  
Approval,Restrictive Covenant-Building  
Design/Size

